

The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, April 27, 2010 1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order
- 2. Roll Call
- 3. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

- 4. Approval of Agenda
- 5. Approval of Minutes

Regular Design Review Board Meeting of April 13, 2010

- 6. Staff Report
- 7. Board Business
- 8. Unfinished Business
 - a. Edgewater Community Pool- DR100017
- 9. New Business
 - a. Sylby Tub Apartments- DR100019
 - b. Giuseppi's Pizza- DR100020
 - c. Fire Station #1 Temporary Apparatus Bay- DR100021
- 10. Appearance by Citizens
- 11. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

The Town of Hilton Head Island **DESIGN REVIEW BOARD**

Minutes of the Tuesday, April 13, 2010 Meeting DRAFT 1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Ted Behling, Jennifer Moffett,

Galen Smith, Scott Sodemann and Todd Theodore

Board Members Absent: Vice Chairman Tom Parker

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator

> Sally Krebs, Natural Resources Administrator Richard Spruce, Plans Review Administrator Kathleen Carlin, Administrative Assistant

I **CALL TO ORDER**

Chairman Caretsky called the meeting to order at 1:15pm.

II **ROLL CALL**

FREEDOM OF INFORMATION ACT COMPLIANCE III

IV APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

\mathbf{V} APPROVAL OF THE MINUTES

The minutes of the March 23, 2010 meeting were **approved** as presented by general consent.

VI STAFF REPORT

The unveiling ceremony for the statue of Charles Fraser with the Alligator is scheduled for Saturday, April 17, 2010 at Compass Rose Park. The ceremony will begin at 10:00am and all Design Review Board members are invited to attend.

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

None

IX **NEW BUSINESS**

Asian Bistro - Minor External Change

Mr. Roan introduced the application and stated its location on New Orleans Road. The applicant would like to add a series of black awnings located on the most visible part of the road. The

awnings are actually a series of signs (because they contain text). The application is in conflict with the Town's Sign Ordinance which prohibits any copy or text to be located on the roofline of any awning. The staff recommends denial of the application. Chairman Caretsky and the Board agreed with the staff's recommendation of denial. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **deny** the Asian Bistro application as presented by the staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

(Mr. Theodore recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and attached to the record.)

Edgewater Pool – Alteration/Addition

Mr. Roan presented a brief history of the application including an overhead review of today's project. The Edgewater community is located on Marshland Road and is divided into two parcels consisting of 7.6 acres owned by the property owner's regime. The current property owners do not have access to the existing pool and are requesting approval to add a new swimming pool and deck behind the existing clubhouse and tennis facility.

The existing clubhouse and tennis facility is located near the Marshland Road entrance and is surrounded by wooded edges and a solid fenced perimeter. The proposed pool is located adjacent to the existing clubhouse, well within the existing property boundary. This location has the tennis courts to the north and existing parking to the south. A rear buffer backs up to an existing solid wood fence. The proposed pool area is currently covered with lawn on half of the site and small trees on the remaining portion. An existing landscape planter surrounding a large existing pine tree will remain and become integral to the pool landscaping. There are no wetlands within the proposed pool area and existing utilities/storm drainage will service the new facility.

The size of the proposed pool is approximately 1,151 square feet with 3,190 square feet of sunning deck. The pool will have a tiled perimeter edge with coping and concrete sunning deck with a stucco/synthetic cool surface finish treatment. The pool planter wall will match the existing planter walls around the clubhouse and pavement grades will meet flush with the existing clubhouse walkways.

The perimeter of the pool will include native landscaping and a 4' high black ornamental metal barrier fence to match the entrance gate. The pool will include underwater accent lighting and low level landscape lighting. Mr. Roan reviewed a sample of the proposed cobalt blue tile. The staff and the Board discussed the color of the cobalt blue tile versus the existing teal color of the clubhouse roof. The Board and staff also discussed the proposed deck finish. The stark shade of white may be too bright and may need to be toned down a bit.

Mr. Roan described the proposed landscape plan including comments from the Natural Resources Division. Mr. Roan also discussed the specifics of the planter wall and the equipment vault. The staff recommended the addition of appropriate landscaping to screen the equipment vault. The

Board agreed with the staff's recommendation. The staff recommends approval of the application with consideration given to the staff's comments regarding the planter wall, the equipment vault, and

the finish of the pool. At the completion of the discussion, Chairman Caretsky requested that the applicant make his presentation.

Mr. Frank Fotia, with Year Round Pool Company, presented statements in support of the application. The Board and the applicant discussed the color of the equipment vault and the need for landscaping to screen the area. They also discussed details of the planter wall and the shade of white for the pool decking. The Board also discussed the existing and proposed colors and materials. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Edgewood Pool application with the following conditions: (1) the color of the blue tile shall be changed to be complementary to the existing teal color of the clubhouse roof. A sample of the tile shall be submitted to the Board for approval at a later date; (2) the applicant shall properly screen the equipment vault with shrubbery as discussed today; (3) the color of the vault shall be changed to brown to match the surrounding pine straw; (3) the applicant shall make the pool deck a less bright white color as discussed today; (4) the color of the raised planter wall shall be made to match the color of the existing planter wall. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-1.

	None	
ΧI	ADJOURNMENT	
	The meeting was adjourned at 2:20pm.	
	Culturities I Devi	A married Day
	Submitted By:	Approved By:
	Kathleen Carlin	Marvin Caretsky
	Administrative Assistant	Chairman

APPEARANCE BY CITIZENS

X

TOWN OF HILTON HEAD IS AND

CON...IUNITY DEVELOPMENT DEPARTMENT

MASTER APPLICATION FORM

ONE TOWN CENTER COURT • HILTON HEAD ISLAND, SC 29928 • 843-341-4757 • FAX 843-842-8908

	Please TYPE or PRINT leg	ibly
NAME OF DEVELOPMENT or BUS	INESS Sylly Ju	l- aptr
STREET ADDRESS 36 R	sen White Brin	
ZONING DISTRICT RM-4	OVERLA	Y DISTRICT Covidor
TAX DISTRICT 510	MAP P	ARCEL(S) SE
LAND OWNER	APPLICANT	AGENT
NAME 45 y		
COMPANY	<u> </u>	
MAILING ADDRESS	27	
CITY STATE ZIP		
TELEPHONE FAX		
	Bus License #	Bus License# (For DRB, DR & SUB Only)
EMAIL ADDRESS	EMAIL ADDRESS	EMAIL ADDRESS
MORE INFORMATION. ATTACH THE APPEAL* DEVELOPMENT PLANT PLANNED UNIT DEVELO SPECIAL EXCEPTION * SUBDIVISION * VARIANCE * ABBREVIATED DPR* Are there recorded private covenants and/of SINO If so, a copy of the private covenants and/or	EVIEW (DPR)* DPMENT * Or restrictions that are contrary to	ZONING MAP AMENDMENT* DESIGN REVIEW BOARD PUBLIC PROJECT SIGN PERMIT TREE APPROVAL WETLAND ALTERATION EXPEDITED DPR* co, conflict with, or prohibit the proposed request?
TO THE BEST OF MY KNOWLEDGE, THE DOCUMENTATION IS TRUE, FACTUAL APPROVALS GRANTED BY THE TOWN OF APPLY TO THE SUBJECT PROPERTY ON	AND COMPLETE. I HEREBY AG OF HILTON HEAD ISLAND. I U	GREE TO ABIDE BY ALL CONDITIONS OF ANY NDERSTAND THAT SUCH CONDITIONS SHALL
SIGNATURE	DATE	
I UNDERSTAND THAT IN THE EVEN APPROVAL TIMES SET FORTH IN TH	T OF A STATE OF EMERGE IE LAND MANAGEMENT OF	NCY, DUE TO A DISASTER, THOSE REVIEW & RDINANCE MAY BE SUSPENDED.
SIGNATURE	DATE	
	FOR OFFICIAL USE ONLY	7
DATE RECEIVED: 41316 ACCEPTED BY: 041		KING NUMBER: <u>DR 100019</u>

TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT MASTER APPLICATION FORM

ONE TOWN CENTER COURT . * HILTON HEAD ISLAND, SC 20028. * \$45-341-4757. * FAN 840-842-8908.

NAME OF DEVELOPMENT or BUS	INESS Syl	or PRINT logibly Ly Jub apts
	Ben WRU	te Dine
ZONING DISTRICT RM - 4 TAX DISTRICT 510		VERLAY DISTRICT Courdon PARCEL (S) SE
LAND OWNER	APPLICANT	AGENT
VAME		
COMPANY		
MARING ADDRESS		
CITY STATE XIP		
RELEPHONE FAX	Bus License #	Bus License#
FMAB. ADDRESS	EMAR. ADDRESS	EMAIL ADDRESS
* A CHECK-IN CONFERENCE IS REQU MORE INFORMATION. ATTACH TH	IRED FOR THESE I E NECESSARY SUP	TEMS. SEE LMO 16-3-104 FOR PLEMENTAL FORM(S).
APPEAL *		ZONING MAP AMENDMENT *
DEVELOPMENT PLAN R	EVIEW (DPR)*	DESIGN REVIEW BOARD
PLANNED UNIT DEVELO	PMENT *	PUBLIC PROJECT
SPECIAL EXCEPTION *		SIGN PERMIT
SUBDIVISION *		TREE APPROVAL
VARIANCE *		WETLAND ALTERATION
ABBREVIATED DPR*		EXPEDITED DPR*
Are there recorded private covenants and/o YES NO If so, a copy of the private covenants and/or		contrary to, conflict with, or prohibit the proposed request?
DOCUMENTATION IS TRUE, FACTUAL / APPROVALS GRANTED BY THE TOWN (VND COMPLETE. I F OF HILTON HEAD IS	THIS APPLICATION AND ALL ADDITIONAL MEREBY AGREE TO ABIDE BY ALL CONDITIONS OF ANY LAND. I UNDERSTAND THAT SUCH CONDITIONS SHALL HT OR OBLIGATION TRANSFERABLE BY SALE. Apr. 0 13 2010 DATE
UNDERSTAND THAT IN THE EVEN APPROVAL TIMES SET FORTH IN THE LOCAL H. SIGNATURE	T OF A STATE OF E LAND MANAGE	EMERGENCY, DUE TO A DISASTER. THOSE REVIEW & MENT ORDINANCE MAY BE SUSPENDED. DATE
	FOR OFFICIAL O	SE ONLY
DATE RECEIVED:ACCEPTED BY:	MAST	ER TRACKING NUMBER:

COMMUNITY DEVELOPMENT DEPARTMENT

DESIGN REVIEW BOARD SUPPLEMENTAL APPLICATION FORM

THIS FORM MUST BE ACCOMPANIED BY A MASTER APPLICATION FORM.

NAME O	F D	EVELOPMENT Sylby Tub Hadment	У -	
PROJECT	Γ CA	ATEGORY: New Development – Conceptual		Alteration/Addition
		New Development – Final Project # from Notice of Action DR	X	Minor External Change
I. <u>APPL</u>	<u>ICA</u>	TION REQUIREMENTS FOR ALL PROJECTS:	<u>:</u>	
is within th	MO	ARCHITECTURAL REVIEW BOARD NOTICE or is diction of an Architectural Review Board (ARB), the Section 16-3-1004. Submitting an application to the Att.	applicant sl	hall submit such ARB's written notice
		FILING FEE (New Development \$175, Alterations/A	Additions \$1	00, Minor External \$50)
II. <u>A</u> I	PPL	ICATION REQUIREMENTS FOR NEW DEVI	ELOPME	NT (CONCEPTUAL):
Sec. 16-3	3-1(003. Submission Requirements		
Applicants required to complete.	ру S	all submit an application form as published by the Sec. 16-3-105 along with the following materials be	: Administra :fore an ap	tor and appropriate fee as oplication shall be considered
A. Co	nce	ept Approval New Development. (11 copi	es)	
,	1.	A survey (1"=30' minimum scale) of property littrees meeting the tree protection regulations of bordering streets, marshes and beaches.	nes, existii Sec. 16-3-4	ng topography and the location of 405, and if applicable, location of
	2.	A site analysis study to include specimen trees, buffers, setbacks, views, orientation and other s	access, significations	gnificant topography, wetlands, es that may influence design.
	3.	A draft written narrative describing the design in objectives and how it reflects the site analysis re	ntent of th esults.	e project, its goals and
	4.	Context photographs of neighboring uses and a	rchitectura	al styles.
	5.	Conceptual site plan (to scale) showing propose and landscaping.	d location	of new structures, parking areas
	6.	Conceptual sketches of primary exterior elevation proposed development, materials, colors, shado	ons showir ow lines an	ng architectural character of the diandscaping.

DESIGN REVIEW BUARD SUPPLEMENTAL APPLICATION FORM (continued)

III. APPLICATION REQUIREMENTS FOR NEW DEVELOPMENT (FINAL)

Sec. 16-3-1003. Submission Requirements

DATE RECEIVED:

ACCEPTED BY:

Applicants shall submit an application form as published by the Administrator and appropriate fee as required by Sec. 16-3-105 along with the following materials before an application shall be considered complete.

В.	Fina	al/	Approval New Development. (11 copies)
		1.	A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
		2.	Final site development plan meeting the requirements of Sec. 16-3-303.F.
		3, .	Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
	_] ,		Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
] !	5.	A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
	(Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.
IV.			CATION REQUIREMENTS FOR ALTERATIONS/ADDITIONS AND MINOR RNAL CHANGES (11 copies):
	ison		WRITTEN NARRATIVE describing how project conforms to design guidelines of Section 16-4-503
	i		PHOTOGRAPHS AND/OR DRAWINGS OF EXISTING DEVELOPMENT
	V		DRAWINGS OF PROPOSED DEVELOPMENT - 11"x 17"
	3		MATERIAL/COLOR SAMPLES OF EXISTING AND PROPOSED CHANGES 8 1//2" X 14" Maximum STATING MANUFACTURER AND MATERIAL NAME
*NOTI			APPLICATION ITEMS MUST BE SUBMITTED BY THE DEADLINE DATE IN ORDER TO BE VED BY THE DRB LMO SECTION 16-3-106.
			FOR OFFICIAL USE ONLY

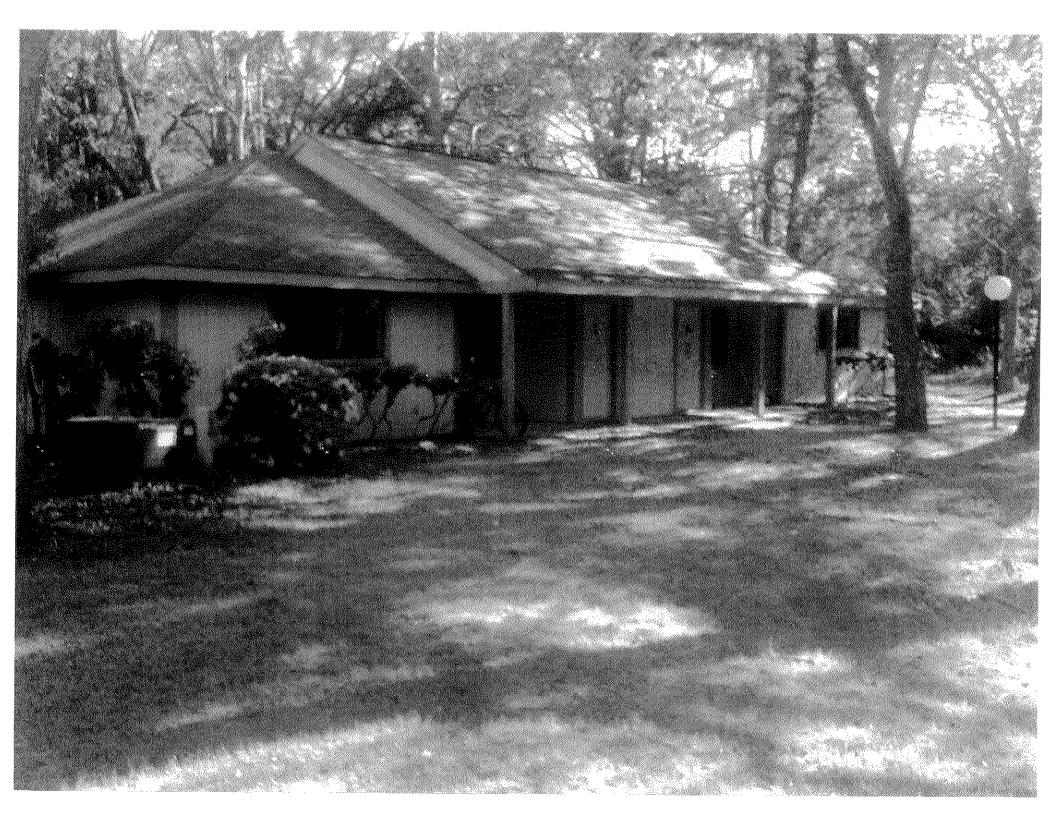
MASTER TRACKING NUMBER: DR 1000 19

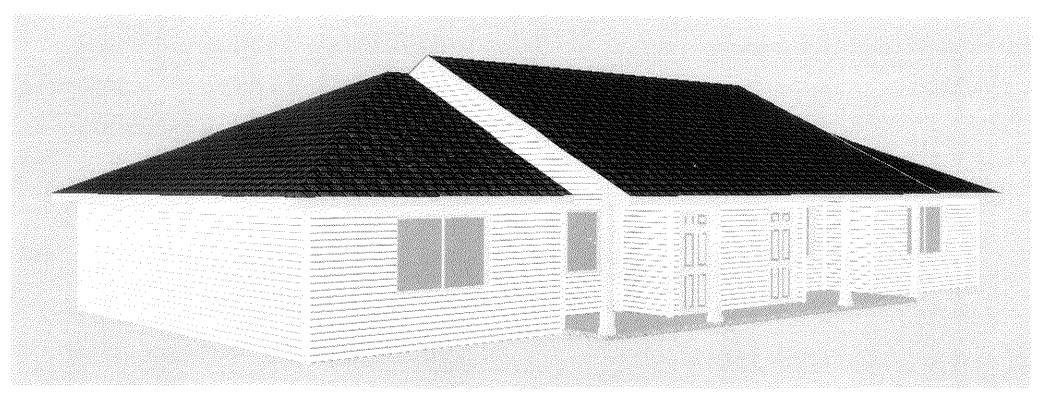
Sylby Tub Project Overview and Narrative

Sylby Tub Apartments is a rent subsidized 18 unit apartment complex located on Ben White Drive off of Union Cemetery Road on the north end of Hilton Head Island.

Owned by the Thomas Barnwell Family, Sylby Tub Apartments was constructed in 1982. The scope of the work to be performed will involve an interior makeover to include new cabinets, interior doors, floor coverings, appliances bathroom fixtures, HVAC equipment, and repainting. The current exterior finishes are T1-11 plywood siding, wood facia, and bronze horizontal sliding windows. The exterior surfaces will be recovered with vinyl products as per the sample board. The windows and SGD's will be replaced with impact resistant white vinyl products.

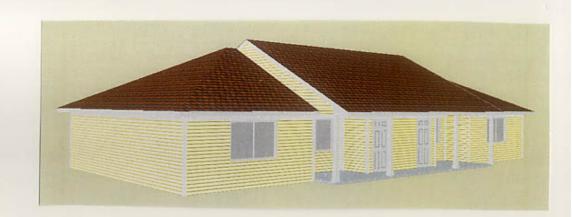
Site work will consist of the application of an asphalt sealer and restriping over the existing asphalt parking. The existing landscape will remain.







Shingles Certain Teed Landmark Series Color – Resawn Shake



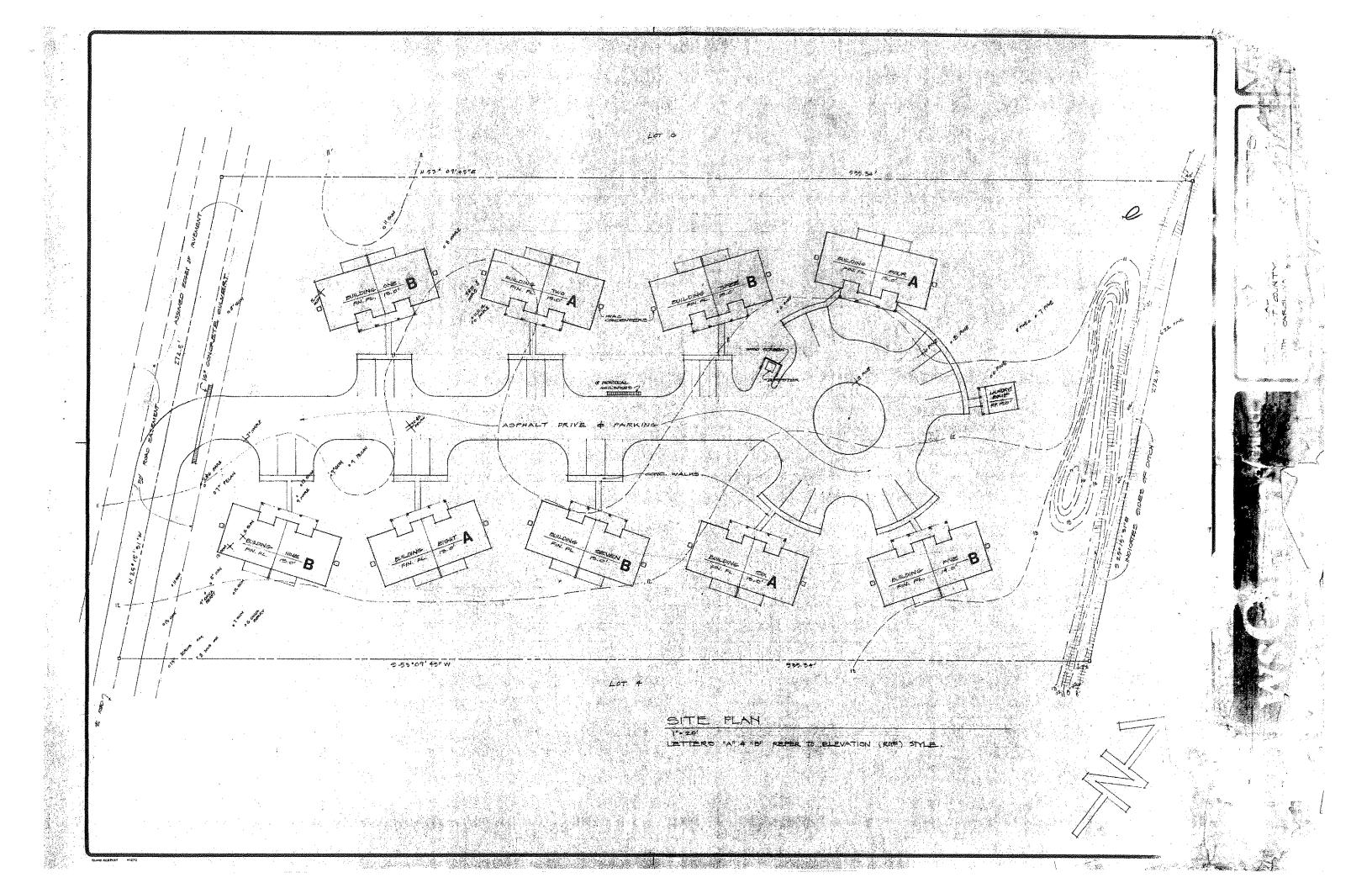
PRAIRIE WHEAT

Siding KP Building Products Vinyl 6" Reveal Lap Siding Color – Prairie Wheat

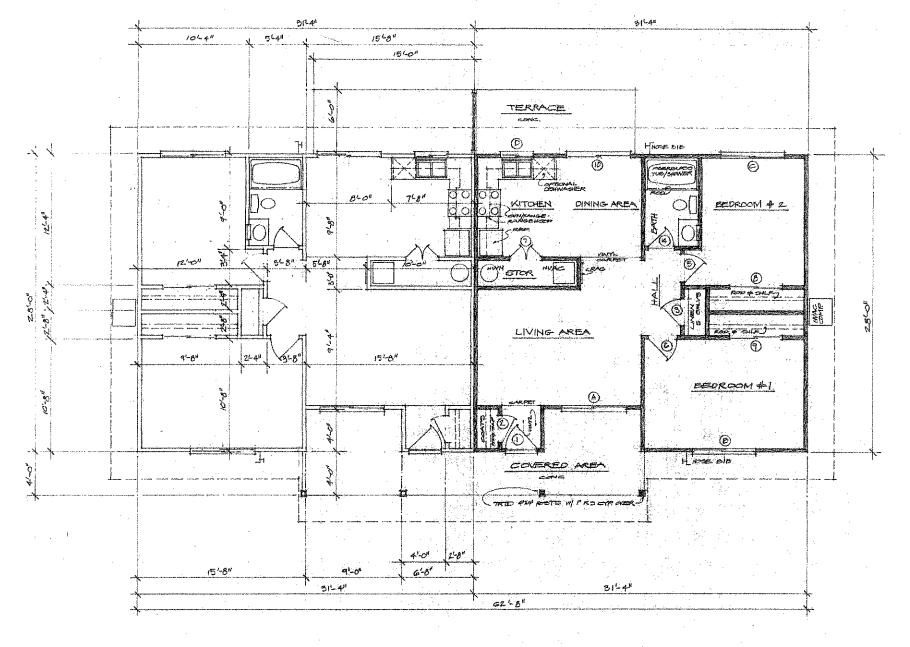
Sylby Tub
Color Board

WHITE

<u>Trim/Soffit/Fascia/Windows</u> KP Building Products Vinyl Color – White Maxim



SEASON STATE OF THE SEASON SEA



DUPLEX FLOOR PLAN

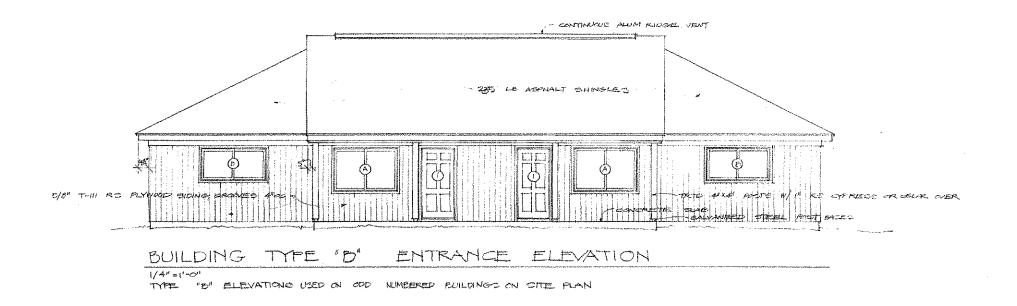
1/4"=1'-0"

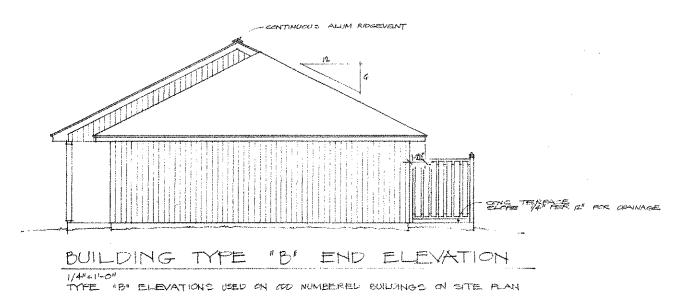
AREA BREAKDOWN (PER UNIT - DOUBLE FIGURES FOR DUPLEX AREA)

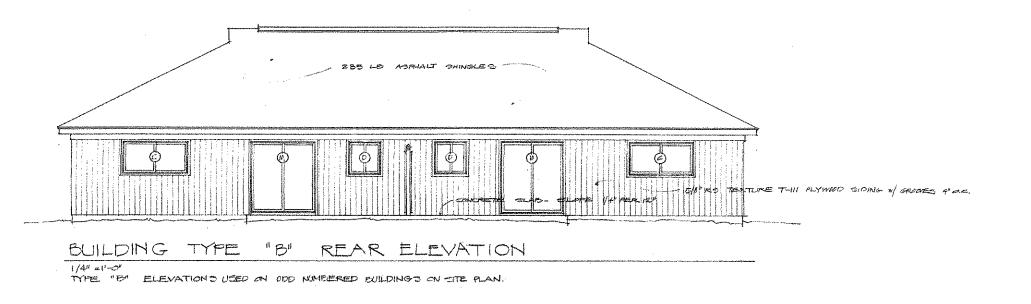
HEATED AREA = 841.52 SP COVERED AREA = 100.00 SF TERRACE = 90.00 SF

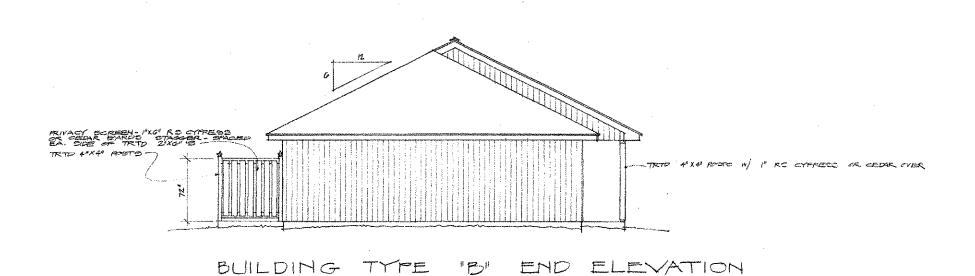
NOTE: CONTRACTOR TO PROVIDE ARCHITECT WY HVAC SHOP DRAWINGS FOR APPROVAL BEFORE INSTALLATION OF SAME.

HVAC EQUIPMENT TO BE EQUAL TO GE"HIGH EFFICIENCY" HEAT FUMPS.









1/4"=1"-0"
TYPE "P" ELEVATIONS USED ON ODD NUMBERED BUILDINGS ON SITE PLAN.

DESIGN TEAM/ DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB), and do not constitute DRB approval or denial

PROJECT	Sylby Tub A	Apartments			DRB#	DR10001	9
DATE	4/27/2010	RECOMMEN APPROVE	D	RECOMMEND APPROVE W/COND		OMMEND [Y	
The composi "Hardi-plan' palette is a li commensura	or equivalent lattle vibrant. So the with the Des	iding is a big impr has generally been ome form of off –v sign Guide, and the	preferr white for e siding	at. Vinyl has historically ed as a low-maintenance the trim elements and valued tome down in co	e wood replica windows would oncert with the	nt. Color d be more	
	UIDE/LMO	COMPLIES	COM	MENTS OR CONDIT	IONS		
CRITERIA Structure is de		YES/NO/N/A					_
appropriate to neighborhood	the						
Promotes ped							
and circulatio	n btrusive and set						_
	al environment						
	al materials and						
colors							
	ctive vernacular						
styles							_
Design is app	ropriate for its						
All facades ar	e have equal						-
design charac							
Avoids mono							٦
or unrelieved							
	oof form with						
enough variet							
visual interest							4
	of pitch of 6/12						_
_	e sufficient for						
the façade hei							\dashv
Forms an deta	ans are educe the mass						
of the structur							
	is achieved by						_
	per proportions						
and architectu							
Utilizes a vari							
materials, textures and colors							
Incorporates wood or wood							
simulating ma							4
	in proportion to						
the facade	on simula and	 					4
appropriate w	ean, simple and						
excessive orns							
Utilities and e							٦
concealed from							

Decorative lighting is limited		
and low wattage and adds to		
the visual character		
Accessory elements are		
design to coordinate with the		
primary structure		
LANDSCAPE DESIGN		
Any landscaping disturbe	d in the project s	should be replaced with equivalent material
I y	FJ	7 · · · · · · · · · · · · · · · · · · ·
PEGIGIA GUIDEA MO	GOLERI IEG	GOVE CENTER OF GOVERNOVE
DESIGN GUIDE/LMO	COMPLIES	COMMENTS OR CONDITIONS
CRITERIA	YES/NO/NA	
Treats the Landscape as a		
major element of the project		
Provides Landscaping of a		
scope and size that is in		
proportion to the scale of the		
development		
Landscape is designed so		
that it may be maintained in		
its natural shape and size		
Preserves a variety of		
existing native trees and		
shrubs		
Provides for a harmonious		
setting for the site's		
structures, parking areas or		
other construction		
Location of existing trees		
and new trees provides street		
buffers, mitigation for		
parking lots, and an		
architectural complement		
that visually mitigates		
between parking lots and		
building(s) Shrubs are selected to		
complement the natural		
setting, provide visual		
interest and screen less		
desirable elements of the		
project		
A variety of species is		
selected for texture and color		
Provides overall order and		
continuity of the Landscape		
plan		
Native plants or plants that		
have historically been		
prevalent on the Island are		
utilized		
A variety of sizes is selected		
to create a "layered"		
appearance for visual interest		
and a sense of depth		
The location of existing		
mature trees is taken into		
account in placement of		
shrubs so as not to damage		
tree roots		

Proper spacing and			
location for plants to reach			
their mature size and natural			
shape while avoiding			
excessive or unnatural			
pruning			
Proposed groundcovers are			
evergreen species with low			
maintenance needs			
Large grassed lawn areas			
encompassing a major			
portion of the site are			
avoided			
The adjacent development is			
taken into account in			
determining the most			
appropriate buffer so as not			
to depart too dramatically			
from the neighborhood			
Ornamentals and Annuals			
are limited to entrances and			
other focal points			
NATURAL RESOURC	ES PROTECTI	ON	
NATURAL RESOURCE	ESTROTECTI		
DESIGN GUIDE/LMO	COMPLIES	COMMENTS OR CONDITIONS	
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS	
		NR has no comments.	
CRITERIA An effort has been made to			
CRITERIA An effort has been made to preserve existing trees and			
CRITERIA An effort has been made to preserve existing trees and under story plants			
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CRITERIA An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet LMO requirements for size, species and number			
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CRITERIA An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet LMO requirements for size, species and number Wetlands if present are avoided and the required buffers are maintained Sand dunes if present are	YES/NO/NA	NR has no comments.	
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TOWN OF HILTON HEAD IS AND

CON_JUNITY DEVELOPMENT DEPARTMENT

MASTER APPLICATION FORM

NAME OF DEVELOPMENT or BUSH	Please TYPE or PRINT legit	oty
	TE COUC LIN	5 had San Colonia
ZONING DISTRICT	OVERLAY	DISTRICT
TAX DISTRICT		ARCEL (S)
LANDOWNER BOB DUKE	APPLICANT GIUSEPPIS PIZZO	AGENT A Sother Slow Haury
NAME SONCE LANG LASAlle	51m coneiro	Sear Wister
200 CAST RANDER OF	32 Hille Circ Cu	1308 Forder Del Rd.
MAILING ADDRESS (MYCHO DU 6060)	MMD, SU 299H8	BLUFFION, SC 299/6
712-781-700 STATE 312763-4339	785-4144	837-9727 /832-9722
TELEPHONE FAX	Bus License #	Bus License# 8198
Bob. Borke & Am. Jul. Lom	(For DRB, DR & SUB Only) SIM & GLUSCOPIS PIZZOC EMAIL ADDRESS	COM SOME SUB Only) EMAIL ADDRESS (For DRB, DR & SUB Only) EMAIL ADDRESS
* A CHECK-IN CONFERENCE IS REQUI MORE INFORMATION. ATTACH THE		
APPEAL *		ZONING MAP AMENDMENT *
DEVELOPMENT PLAN RE	EVIEW (DPR)*	DESIGN REVIEW BOARD
PLANNED UNIT DEVELO	PMENT *	PUBLIC PROJECT
SPECIAL EXCEPTION *		SIGN PERMIT
SUBDIVISION *		TREE APPROVAL
VARIANCE *		WETLAND ALTERATION
ABBREVIATED DPR*		EXPEDITED DPR*
Are there recorded private covenants and/or YES NO	r restrictions that are contrary to.	conflict with, or prohibit the proposed request?
If so, a copy of the private covenants and/or	restrictions must be submitted w	ith this application.
TO THE BEST OF MY KNOWLEDGE, THE DOCUMENTATION IS TRUE, FACTUAL A APPROVALS GRANTED BY THE TOWN O APPLY TO THE SUBJECT PROPERTY ONL	ND COMPLETE. I HEREBY AGI F HILTON HEAD ISLAND, I UN	REE TO ABIDE BY ALL CONDITIONS OF ANY IDERSTAND THAT SUCH CONDITIONS SHALL
SIGNATURE	DATE	
I UNDERSTAND THAT, IN THE EVENT APPROVAL TIMES SET FORTH IN TH	Γ OF A STATE OF EMERGEN E LAND MANAGEMENT ORI	ICY, DUE TO A DISASTER, THOSE REVIEW & DINANCE MAY BE SUSPENDED.
SIGNATURE	DATE	
	FOR OFFICIAL USE ONLY	
DATE RECEIVED: 4 LE 10		
ACCEPTED BY: DH	MASTER TRACK	ING NUMBER: DR1000 a()

COMMUNITY DEVELOPMENT DEPARTMENT

DESIGN REVIEW BOARD

SUPPLEMENTAL APPLICATION FORM

THIS FORM MUST BE ACCOMPANIED BY A MASTER APPLICATION FORM.

NAME O	F D	Please TYPE or PRINT legibly EVELOPMENT (0050005)
PROJECT		ATEGORY: New Development – Conceptual New Development – Final Project # from Notice of Action DR Alteration/Addition Minor External Change
is within the notice of a	he ji	TION REQUIREMENTS FOR ALL PROJECTS: ARCHITECTURAL REVIEW BOARD NOTICE OF ACTION (If applicable): When a project urisdiction of an Architectural Review Board (ARB), the applicant shall submit such ARB's written LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the of the applicant.
		FILING FEE (New Development \$175, Alterations/Additions \$100, Minor External \$50) ICATION REQUIREMENTS FOR NEW DEVELOPMENT (CONCEPTUAL): D03. Submission Requirements
Applicants	shal	Il submit an application form as published by the Administrator and appropriate fee as ec. 16-3-105 along with the following materials before an application shall be considered
А. Со	nce	pt Approval New Development. (11 copies)
	1.	A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
	2.	A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
	3.	A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
	4.	Context photographs of neighboring uses and architectural styles.
	5.	Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
	6.	Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

DESIGN REVIEW BG. RD SUPPLEMENTAL APPLICATION FORM (continued)

III. APPLICATION REQUIREMENTS FOR NEW DEVELOPMENT (FINAL)

Sec. 16-3-1003. Submission Requirements

Applicants shall submit an application form as published by the Administrator and appropriate fee as required by Sec. 16-3-105 along with the following materials before an application shall be considered complete.

B. Final Approval New Development. (11 copies)
1. A final written narrative describing how the project conforms with the conceptual approand design review guidelines of Sec. 16-4-503.
2. Final site development plan meeting the requirements of Sec. 16-3-303.F.
3. Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
4. Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe project.
5. A color board (11"x17" maximum) containing actual color samples of all exterior finish keyed to the elevations, and indicating the manufacturer's name and color designation
6. Any additional information requested by the Design Review Board at the time of concepapproval, such as scale model or color renderings, that the Board finds necessary in or to act on a final application.
IV. APPLICATION REQUIREMENTS FOR ALTERATIONS/ADDITIONS AND MIN
EXTERNAL CHANGES (11 copies):
WRITTEN NARRATIVE describing how project conforms to design guidelines of Section 16-4-503
PHOTOGRAPHS AND/OR DRAWINGS OF EXISTING DEVELOPMENT
DRAWINGS OF PROPOSED DEVELOPMENT - 11"x 17"
MATERIAL/COLOR SAMPLES OF EXISTING AND PROPOSED CHANGES 8 1//2" X 14" <i>Maximum</i> STATING MANUFACTURER AND MATERIAL NAME
*NOTE: ALL APPLICATION ITEMS MUST BE SUBMITTED BY THE DEADLINE DATE IN ORDER TO BE REVIEWED BY THE DRB LMO SECTION 16-3-106.
FOR OFFICIAL USE ONLY
DATE RECEIVED: 4(15) O TIME: ACCEPTED BY: MASTER TRACKING NUMBER: DRIVED OF

Guiseppi's Awning Project

We are requesting approval for a patio awning at Guiseppi's Pizza – Shelter Cove. This awning will be used to cover the existing outside tables, they currently have. By covering this patio it will provide a much nicer looking exterior, as compared to the table and umbrellas that currently exist. This new awning will also provide much better protection from the elements and allow for the patio to be utilized more than currently possible.



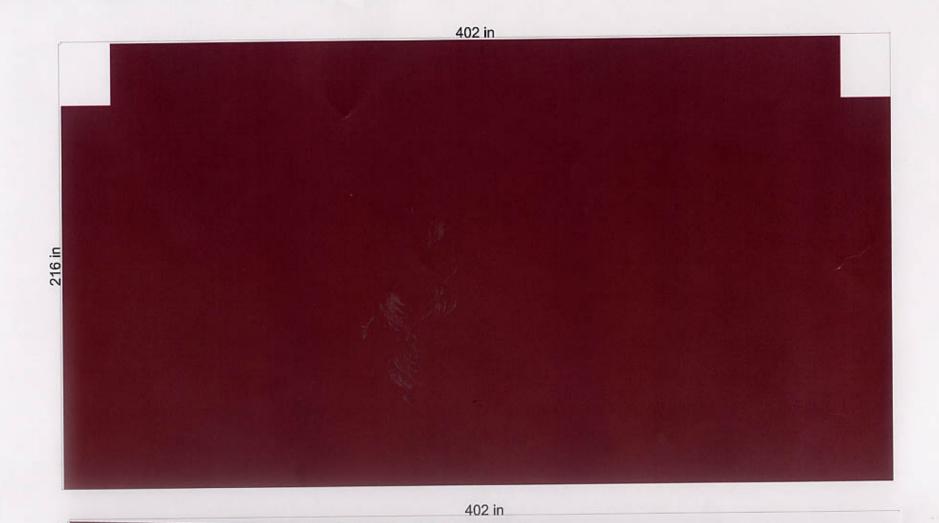
Existing Patio look with Umbrellas



Example of New Patio look with awning







Sunbrella Patio Awning 33.5' Wide - 18' Projection - 19" Tall All Aluminum - Painted Black Staple Frame with 3" Vertical Support Poles & OSHA Standard Black Aluminum Fencing



Sunbrella® Color Chart

Page 1

Page 2



Note: We have made an effort to provide fabric images that closely represent the fabric colors. However, due to all the possible variants -- light source, monitor quality, etc. -- we can not guarantee that the fabric images accurately represent the true fabric colors. Please take this into consideration if you are trying to color match materials.

Sunbrella® is a registered trademark of Glen Raven Mills, Inc.



Sunbrella® Color Chart

Page 1

▶ Page 2



Page 1

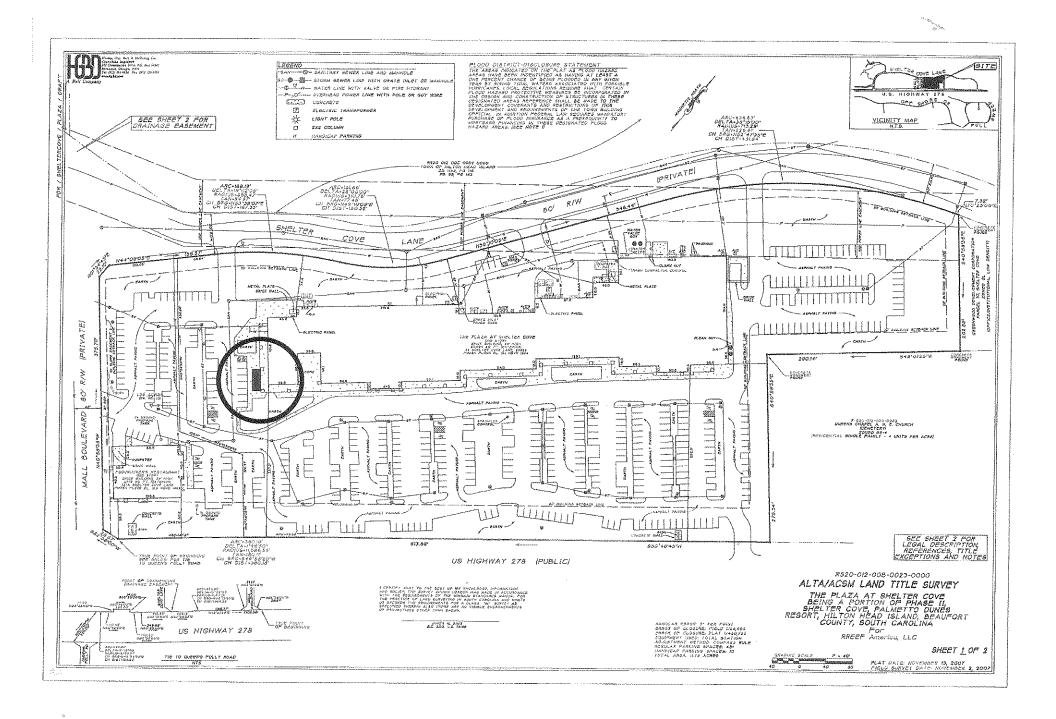
Back to top

Note: We have made an effort to provide fabric images that closely represent the fabric colors. However, due to all the possible variants -- light source, monitor quality, etc. -- we can not guarantee that the fabric images accurately represent the true fabric colors. Please take this into consideration if you are trying to color match materials.

Sunbrella® is a registered trademark of Glen Raven Mils, Inc.

PATIO AWNING EXAMPLE





DESIGN TEAM/ DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB), and do not constitute DRB approval or denial

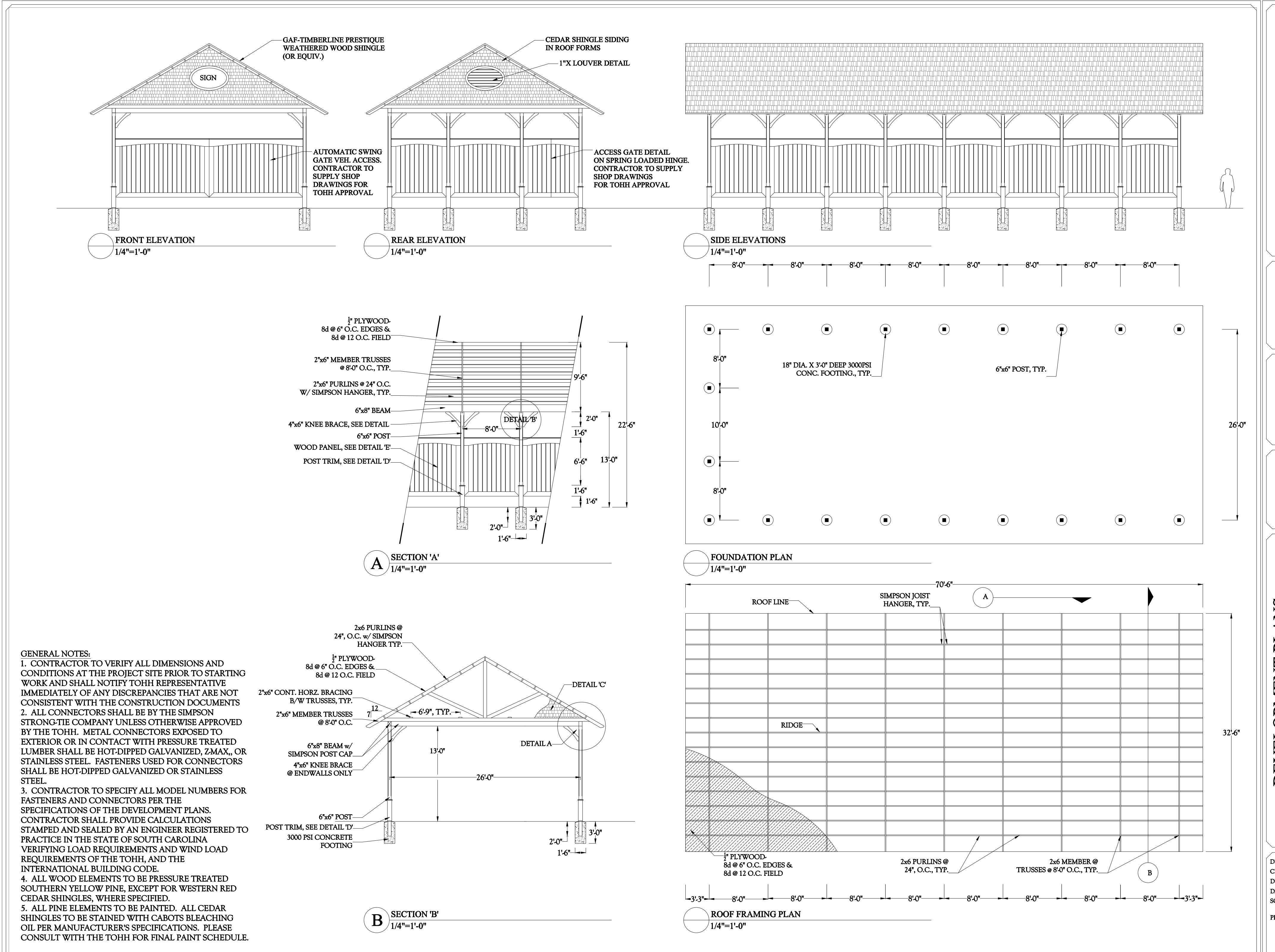
PROJECT	Giuseppi's F	Pizza (Shelter Co	ove)	DRB# DR100020
DATE	4/27/2010	RECOMMEN APPROVE	RECOMMEND APPROVE W/COND	X RECOMMEND DENY
Applicant ha for approval. application le approval, alt	Proper delineateaves too much hough if it is to	catalog for Board ation of the fence to interpretation. match the provide	I color approval at the meeting. will be required for review at th No cut sheet for the fence, whi ed examples, it should be accept ntained. New fence cannot cut	e meeting. The ch will be required for table. Access along and
	UIDE/LMO	COMPLIES	COMMENTS OR CONDIT	TIONS
CRITERIA Structure is de appropriate to neighborhood	the	YES/NO/N/A		
Promotes pede				
Design is uno	btrusive and set			
	al materials and			
Avoids disting styles	ctive vernacular			
Design is approuse	ropriate for its			
All facades ar				
Avoids monot or unrelieved:	onous planes			
Has a strong r enough variety visual interest	oof form with y to provide			
	f pitch of 6/12 e sufficient for			
Forms an deta	ils are educe the mass			
Human scale in the use of propand architectu	per proportions			
	ures and colors			
Incorporates v simulating ma	terials			
the facade	in proportion to			
Details are cle appropriate w excessive orna Utilities and e	amentation			

concealed from view		
Decorative lighting is limited		
and low wattage and adds to		
the visual character		
Accessory elements are		
design to coordinate with the		
primary structure		
LANDSCAPE DESIGN		
NA		
DESIGN GUIDE/LMO	COMPLIES	COMMENTS OR CONDITIONS
CRITERIA	YES/NO/NA	
Treats the Landscape as a	128/1(8/1(11	
major element of the project		
major element of the project		
Provides Landscaping of a		
scope and size that is in		
proportion to the scale of the		
development		
Landscape is designed so		
that it may be maintained in		
its natural shape and size		
Preserves a variety of		
existing native trees and		
shrubs		
Provides for a harmonious		
setting for the site's		
structures, parking areas or		
other construction		
Location of existing trees		
and new trees provides street		
buffers, mitigation for		
parking lots, and an		
architectural complement		
that visually mitigates		
between parking lots and		
building(s)		
Shrubs are selected to		
complement the natural		
setting, provide visual		
interest and screen less		
desirable elements of the		
project		
A variety of species is		
selected for texture and color		
Provides overall order and		
continuity of the Landscape		
plan		
Native plants or plants that		
have historically been		
prevalent on the Island are		
utilized		
A variety of sizes is selected		
to create a "layered"		
appearance for visual interest		
and a sense of depth		
The location of existing		
mature trees is taken into		
account in placement of		
shrubs so as not to damage		
as not to dumage	1	I

tree roots				
Proper spacing and				
location for plants to reach				
their mature size and natural				
shape while avoiding				
excessive or unnatural				
pruning				
Proposed groundcovers are				
evergreen species with low				
maintenance needs				
Large grassed lawn areas				
encompassing a major				
portion of the site are				
avoided				
The adjacent development is				
taken into account in				
determining the most				
appropriate buffer so as not				
to depart too dramatically				
from the neighborhood				
Ornamentals and Annuals				
are limited to entrances and				
other focal points				
NATURAL RESOURCES PROTECTION				
DESIGN GUIDE/LMO	COMPLIES	COMMENTS OR CONDITIONS		
CRITERIA	YES/NO/NA	COMMENTS ON COMBITTONS		
	I ES/NO/NA	NP has no comments		
An effort has been made to	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants Supplemental and	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet LMO requirements for size,	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet LMO requirements for size, species and number	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet LMO requirements for size, species and number Wetlands if present are	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet LMO requirements for size, species and number Wetlands if present are avoided and the required	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet LMO requirements for size, species and number Wetlands if present are avoided and the required buffers are maintained	TES/NO/NA	NR has no comments.		
An effort has been made to preserve existing trees and under story plants Supplemental and replacement trees meet LMO requirements for size, species and number Wetlands if present are avoided and the required buffers are maintained Sand dunes if present are	TES/NO/NA	NR has no comments.		
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PROJECT NARRATIVE

In its effort to demolish and rebuild Fire Station #1 (Shipyard), the Town of Hilton Head Island will be utilizing the building that used to be the Smokehouse restaurant on Pope Avenue as a temporary station. There is a need to construct a temporary apparatus bay to house the fire engine and ambulance. This application suggests a covered structure with wood panels at the perimeter to provide an element of screening and security for the equipment while allowing for proper ventilation and ease of maintenance. These are the program elements as set forth by Fire and Rescue. The detailing of the structure is to mirror/ match that of all the recent improvements at the Coligny Beach Park, in an effort to maintain some consistency across the Town-owned properties in the area. The roof will be GAF-Timberline Prestique 'Weathered Wood'. All painted elements will be Sherwin Williams 'Virtual Taupe' and 'Accessible Beige' per the drawings. All cedar elements will receive Cabot's bleaching oil. The structure will be built on top of existing asphalt in the old restaurant parking lot. This project will ultimately be demolished upon the completion of the new Fire Station #1, and will have a total lifespan of a little over one year.



REVISIONS

NOTES:

LEMPORARY APPARATUS
RAY- FIRE STATION #1

DESIGNED BY: MR
CHECKED BY: TOHH
DRAWN BY: MR
DATE: 04/14/2010
SCALE

PROJECT NO. FS#1

1 OF 7

TOWN OF HILTON HEAD ISLAND
Community Development Department
One Town Center Court
Hilton Head Island, South Carolina
PH (843) 3414600 / FAX (843) 842-8587

USE:

REVISIONS

NOTES:

DESIGNED BY: MR
CHECKED BY: TOHH
DRAWN BY: MR
DATE: 04/14/2010
SCALE

PROJECT NO.

OF 7

